

City Council Introduction: **Monday**, March 31, 2003
Public Hearing: **Monday**, April 7, 2003, at **1:30 p.m.**

Bill No. 03-52

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3397**, from R-4 Residential to R-2 Residential, requested by the Near South Neighborhood Association, on property generally located at South 24th Street to South 26th Street, from South Street to Sumner Street, consisting of approximately nine blocks in the "Franklin Heights Local Landmark District".

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 03/19/03
Administrative Action: 03/19/03

RECOMMENDATION: Approval (9-0: Larson, Krieser, Bills-Strand, Carlson, Newman, Taylor, Steward, Duvall and Schwinn voting 'yes').

FINDINGS OF FACT:

1. The staff recommendation of approval is based upon the "Analysis" as set forth on p.5-7, concluding that this change of zone within areas designated as a landmark district in 1995 is responsive to strategies in the 2025 Comprehensive Plan for preserving single family housing in existing residential areas. The applicant has reported that a petition was circulated to every property owner in the affected area, which the applicant believes to be about 171, of which 125 responded. 120 out of 125 respondents supported the application. These results show that at the least, 70% of the affected land-owners (120 out of 171) support it, and at the most 96% (120 out of 125 of the responses) support it. This suggests that the rezoning reflects the expectations of a substantial majority of the property owners.
2. The applicant's testimony and testimony in support is found on p.8-9, and the record consists of 19 communications in support (p.16-34). Fifteen individuals stood in the audience at the public hearing in support of the application.
3. There was no testimony in opposition.
4. On March 19, 2003, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval of this change of zone request.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: March 24, 2003

REVIEWED BY: _____

DATE: March 24, 2003

REFERENCE NUMBER: FS\CC\2003\CZ.3397

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3397

DATE: March 10, 2003

PROPOSAL: To change the zoning on approximately nine blocks in the “Franklin Heights Local Landmark District” of the Near South neighborhood from R-4 to R-2.

LAND AREA: 35 acres, more or less

CONCLUSION: This change of zone within areas designated as a landmark district in 1995 is responsive to strategies in the 2025 Comprehensive Plan for preserving single family housing in existing residential areas. The applicant has reported that a petition was circulated to every property owner in the affected area, which the applicant believes to be about 171, of which 125 responded. 120 out of 125 respondents supported the application. These results show that at the least, 70% of the affected land-owners (120 out of 171) support it, and at the most 96% (120 out of 125 of the responses) support it. This suggests that the rezoning reflects the expectations of a substantial majority of the property owners.

<u>RECOMMENDATION:</u>

Approval.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached

LOCATION: Generally S. 24th Street to S. 26th Street, from South to Sumner Streets.

APPLICANT: Near South Neighborhood Association
Dallas Jones, NSNA Board
1900 South 25th Street
Lincoln, NE 68502
(402) 475-1075

CONTACT: same

EXISTING ZONING: R-4 Residential

EXISTING LAND USE: Single, two, and multiple-family dwellings

SURROUNDING LAND USE AND ZONING:

North: R-4 Residential uses and B-1 Business uses

South: R-2 and R-4 Residential uses
East: R-4 Residential uses and B-1 Business uses
West: R-4 Residential uses

HISTORY:

The “Franklin Heights” area was platted in 1889 by two Pennsylvania couples. In the early 1900s, Mark and George Woods and Charles Boggs bought out the original investors and began promoting the addition as “the most beautiful residence district in the City of Lincoln.” Various types of houses were built between 1906 and the 1920s, ranging from small bungalows to mansions, which proved to be desirable, as 130 lots were sold in the first three years. Residents of the area have demonstrated an interest in preserving the landscaping and historic architecture by restoring their homes and keeping gardens. The historic residents, including business leaders, teachers, and land developers also add significance to the area.

The January 1940 zoning map identifies this area as Residence “A”, which permitted “dwellings for not more than two families or households living independently of each other.” No minimum area was specified.

By 1956, the majority of the area was identified as “B” Two-Family Dwellings, with a small area on the north side of South Street identified as “C” Three and Four-Family Dwellings. These were converted to R-4 multi-family Residential District in the 1979 Zoning Update.

In 1995, the “Franklin Heights” area of the Near South Neighborhood was designated as the Franklin Heights Lincoln Landmark Historic Residential District. That listing included all of the land within the current application.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan designates this area as Urban Residential.

Several portions of the Comprehensive Plan address preserving historic resources and existing single family homes within the mixed housing types of older neighborhoods. These strategies are listed below from the most general in the “Community Form” Chapter to the most specific In the “Future Conditions–Residential” Chapter.

Guiding Principles from the Comprehensive Plan Vision: Quality of Life Assets

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods. (page F 15)

Guiding Principles for the Urban Environment: Overall Form

Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods. (page F 17)

In “Future Conditions—Residential,” the **Overall Guiding Principles** include:

One of Lincoln’s most valuable community assets is the supply of good, safe, and decent single family homes that are available at very affordable costs when compared to many other communities across the country. Preservation of these homes for use by future generations will protect residential neighborhoods and allow for many households to attain the dream of home ownership. (page F 65)

Provision of the broadest range of housing options throughout the community improves the quality of life in the whole community. (page F 65)

In the same chapter, the **Guiding Principles for Existing Neighborhoods** include:

Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements. (page F 68)

Promote the continued use of single-family dwellings and all types of buildings, to preserve the character of neighborhoods and to preserve portions of our past. (page F 68)

Preserve the mix of housing types in older neighborhoods. (page F 68)

The “Existing Neighborhood Image” on page F 68 depicts some of these principles in an exemplary illustration of a developed neighborhood. The plan illustrates and describes a mix of housing types within the area, but separates them by blockface, explaining in the text annotating the illustration:

1. Encourage mix of compatible land uses in neighborhoods, but similar uses on same block face. Similar housing faces each other: single family faces single family, change to different use at rear of lot. (page F 69)
4. Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas. (page F 69)
5. Encourage retention of single family uses in order to maintain mix of housing. (page F 69)
6. Encourage historic preservation and the rehabilitation and maintenance of buildings. (page F 69)

Certain recommendations apply to both new and existing residential areas:

Strategies for New & Existing Residential Areas

Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be preserved. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first- time home buyers. (page F 72)

Finally, the 2025 Comprehensive Plan incorporates the following strategies:

Strategies for Existing Residential Areas

In existing neighborhoods adjacent to the Downtown, retain existing predominately single family blocks in order to maintain the mix of housing types. The current mix within each neighborhood provides ample housing choices. These existing neighborhoods have significantly greater populations and residential densities than the rest of the community. Significant intensification could be detrimental to the neighborhoods and be beyond infrastructure capacities. Codes and regulations which encourage changes in the current balance of housing types, should be revised to retain the existing character of the neighborhoods and to encourage maintenance of established older neighborhoods, not their extensive conversion to more intensive uses. (page F 73)

Develop and promote building codes and regulations with incentives for the rehabilitation of existing buildings in order to make it easier to restore and reuse older buildings. Encourage reconversion of single family structures to less intensive (single family use) and/or more productive uses. (page F 73)

ANALYSIS:

1. The review of zoning proposals traditionally addresses the following issues (based in part on Nebraska Revised Statutes Section 15-902):
 - A. **Safety from fire, flood and other dangers;**
No apparent impact.
 - B. **Promotion of the public health, safety, and general welfare;**
This proposal appears to have a positive impact on the public health, safety, and welfare.
 - C. **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development;**
The housing within this proposed change of zone includes single-family, two-family, and multiple-family dwellings. The historic character of the area was recognized by the designation of Landmark District in 1995. The majority of the approximate 170 principal structures in the area appear to have been built as single family homes and are still in that use today, while we believe about 15 have been converted to existing duplex and about 3 to existing multiple family dwellings.
 - D. **Conservation of property values;**
This change of zone would increase the required lot area for a new duplex from 5,000 to 10,000 square feet. This may diminish the value of the few undeveloped, buildable lots in the area. It is also possible that property values could be increased by this change of zone if it encourages home-ownership. Some existing legal uses would

become legal nonstandard uses if the change was implemented. A nonstandard use may be enlarged, extended, or reconstructed without a special permit, unlike a nonconforming use. Therefore a change of zone would not necessarily present a problem to landowners of duplexes and multiple family dwellings in this respect. Property values in the area have increased substantially since the designation of the landmark district in 1995, but it would be difficult to establish a direct causal link between those increases and the landmark designation. Increases in assessed valuation are based on purchase prices of these and comparable properties, and investments in upgrading these houses. It does appear likely that many of these individual decisions regarding purchases and investments were motivated by the historic character of the area and the recognition and partial protection afforded by the landmark designation.

E. Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.

The 2025 Comprehensive Plan encourages preservation of historic resources and of existing single family housing. The current R-4 zoning district of the subject area is described in the Zoning Code as intended to provide a “stable area of residential use” and that “some redevelopment will occur in this district.” The most appropriate use of the land included in this application is preservation of the existing buildings (as indicated by the landmark district designation of 1995) and encouragement of single-family housing, so its current R-4 zoning to encourage higher density redevelopment is inconsistent with the strategies 2025 Comprehensive Plan. The proposed R-2 zoning is more consistent with the Comprehensive Plan.

2. The area of the application consists of the majority of the Franklin Heights Landmark District, designated in 1995, with the exception of lots located in the B-1 district. The applicant did not include the B-1 district area of this historic landmark district, as their focus is on the residential area of the district. In addition, Lot 2, Block 7, of Franklin Heights Replat, which was also zoned B-1 until 1999, was not included in this application. In 1999, change of zone #3170 rezoned this lot from B-1 to R-4. The application was filed by the owner of that lot, and enabled him to use the lot for a duplex (as dwelling units on the first floor are not allowed in the B-1 district). Therefore, even though the current application, CZ#3397, did not include this lot, it does not seem to present a problem for either the land-owner of Lot 2, Block 7 of Franklin Heights Replat, or the current application.
3. The approval of this application will leave a strip of R-4 remaining along the south side of South Street, resulting in a break of an otherwise large area of R-2 both to the north and south. This area along South Street, along with Lot 2, Block 7 of Franklin Heights Replat, could perhaps benefit by a change of zone from R-4 to R-2 at some point in the future.
4. R-2 and R-4 districts both allow single-family and two-family dwellings. Neither of these districts allow multiple-family dwellings.

The multiple-family dwellings that currently are located in this area, which is zoned R-4, are considered nonconforming uses, and may only be enlarged, extended, reconstructed or otherwise structurally altered by special permit.

The change of zone from R-4 to R-2 would change the identification of these multiple-family dwellings from nonconforming to nonstandard uses. There is a specific provision in the R-2 district which states “Multiple dwellings existing in this district on the effective date of this title shall be considered nonstandard uses...” (LMC27.13.080[g]).

The effective date referred to is May 8, 1979 in title 27.13.080[g]. There does not appear to be any apartment buildings constructed after 1979, and so any such structures would be considered nonstandard and could be rebuilt without a special permit if damaged.

Nonstandard uses in R-2 may be enlarged, extended, or reconstructed without a special permit. These changes “may be made as required by law, ordinance, by the Director of Building and Safety to secure the safety of the structure” (LMC27.61.090[a]). An example of this necessity would be damage resulting from fire or wind. These changes “may otherwise be made if such changes comply with the minimum requirements as to front yard, side yard, rear yard, (and) height” (LMC 27.61.090[b]). If a change of zone were approved, structures may be rebuilt without a special permit, are not required to conform to current parking standards or lot area per dwelling unit, but must meet yard requirements, which may result in a slightly different building footprint.

5. In both R-2 and R-4 the requirements for front, side, and rear yard setbacks are all the same, as is height. The lot width required for a duplex is 80 feet for R-2, but only 50 feet for R-4.
6. A major difference between the existing zoning district, R-4, and the proposed district R-2 is in the size of lots required for various uses. R-2 requires 6,000 square feet for a single-family dwelling and 10,000 square feet for a duplex, while the requirements for R-4 are 5,000 square feet for a single-family and 5,000 square feet for a duplex.
7. The setbacks for accessory buildings, such as garages, are identical in the R-2 and R-4 districts, with the exception of a greater number of location options for garages on double-frontage lots in R-2. Therefore, if an existing, legally located, garage is destroyed by a tree for example, it may be rebuilt even if the district changes from R-4 to R-2.
8. The R-4 District requires new construction meet the Lincoln Neighborhood Design Standards. The R-2 District does not require this, yet because this area is a Local Landmark Historic District, the design review process of the Historic Preservation Commission does apply, therefore providing an avenue to preserve the historic atmosphere and design of the neighborhood.
9. The applicant has reported that their analysis found approximately 171 property owners in the affected area. They succeeded in contacting 125 of them. Of those contacted, 120 indicated support. These numbers show that at the least, 70% of the affected land-owners support the application, and at the most, 96% of the land-owners that responded (120 out of 125) supported the application.
10. The Historic Preservation Commission was asked by the applicant to review this application, and is anticipated to be in support of it. A public hearing will be held on March 20, 2003.

Prepared by:
Abigail Davis, Planner

CHANGE OF ZONE NO. 3397

PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 19, 2003

Members present: Larson, Krieser, Bills-Strand, Carlson, Newman, Taylor, Steward, Duvall and Schwinn.

Staff recommendation: Approval.

Ex Parte Communications: Commissioner Carlson announced that he lives in the Near South Neighborhood, is a member of the Association and follows their activities; however, he does not live in Franklin Heights and does not own any property in Franklin Heights. Therefore, he will not be declaring a conflict of interest.

Proponents

1. **Ed Zimmer** of Planning staff presented the application and showed slides of the area to be rezoned. Zimmer announced that there are approximately 20 communications in the record in support of this application. This property is in a historic district designated in 1995, involving about 35 acres. It was a district that was first subdivided by out-of-town interests in the late 1880's. Woods Brothers bought up the existing parcel, rearranged some of the lots and packaged it as "Franklin Heights". It developed quickly in the early 20th century. Architecturally, there is a range of early 20th century housing types, and then a very distinctive range of scale from very large to much smaller built in the same time period. This application would change the zoning of the area from R-4 to R-2, and one effect in that change would be that the lot size for duplex would increase from 5,000 sq. ft. to 10,000 sq. ft. All of the existing properties would become legal, nonstandard uses, which means they could be enlarged or rebuilt as long as they met the yard and setback requirements, which are the same in R-4 and R-2.

Schwinn inquired as to how the property became to be zoned R-4. Zimmer advised that R-4 is a category that was created in the 1979 update. Earlier, it had been identified as either B (duplex type), and a small portion on South Street was identified as C (three- and four-family residences). The area developed before zoning was in place in Lincoln. When the zoning was first applied to the existing buildings, it was single family and duplex and a small portion was small scale apartments. Through the evolution of the zoning in 1979, the whole area was identified as R-4, with single family and duplex on the same size lot.

Steward inquired whether there are vacant properties in this district. Zimmer believes there may be a couple lots used as side yards for larger houses that could perhaps be identified as undeveloped parcels. He is not aware of any vacant lots.

Schwinn inquired as to how this change preserves a mix of housing types in older neighborhoods. Zimmer suggested that it is because all of the existing legal uses remain legal and can be continued. The mix that is there today could be well preserved by this change. The investment pattern in this neighborhood is largely toward single family, and this change of zone aligns the zoning with the

predominant pattern of the neighborhood, while respecting the mix that is there. It does not encourage further intensification of that mix. All of the property in this change of zone is within the historic district. This is a further effort to preserve what the historic district seeks to preserve.

Steward noted that the B-1 property is not being included in this change. He wonders whether that leaves the adjacent residential properties in a somewhat vulnerable position. Of course, they are already directly adjacent to business, but let's say that B-1 began to develop into more intensified and more traditional strip— it seems the adjacent properties are vulnerable even though the district is protected. Zimmer advised that most of that B-1 has the historic overlay designation. It was an old streetcar-stop type of commercial district. The applicant's choice was that they did not want to interfere with the neighbors' rights. Steward then noted that this change of zone does not follow the historic district boundaries. Zimmer concurred, also noting that the B-1 is not high intensity.

2. Dallas Jones, 1900 So. 25th Street, testified in support on behalf of the **Near South Neighborhood Association**. In 1995, the historic district designation basically said that this is a special area that we want to preserve, protect and encourage further investment. Its present use is becoming more and more consistent with the R-2 zoning as opposed to R-4 zoning. "If you like what happened in Mt. Emerald, you will like this even more." The Association has made contact either in person, telephone or by letter, or by dropping off a petition to each one of the property owners in this area. Of those property owners, 75% have responded. Of the 75% responding, 96% have responded in favor. There are 125 people who have indicated support, there are four who do not support it and 1 indicating disinterest.

Approximately 15 people stood in the audience in support of this application.

3. John Spomer, 1826 So. 26th Street, testified in support. He is also a real advocate for preservation in the City of Lincoln. This will help preserve the integrity of the neighborhood and historic district, and, over time, he believes it will add character to the neighborhood. It is a reward for people that have invested in the restoration of the homes and hopefully will provide incentive for those considering that as well. Spomer was drawn to the architectural characteristics of many of the houses in Near South. He believes the R-2 zoning will help save existing homes that have not been converted and will encourage preservation and the return to single family units. This is also good for Lincoln and helps preserve the City's history.

4. Patricia Williams, 1810 So. 25th, testified in support. She appreciates the diverse sizes of the homes. She purchased her home in this neighborhood in 1985 because of the family and neighborhood atmosphere. This is one of the few neighborhoods where she could afford a house of that type.

5. Emmitt Cooke, 2020 So. 24th Street, testified in support. He has lived here for 30 years. He referred to a property at the corner of South Street and 24th Street which became a four-plex with another four-plex built on the back half of the lot, making eight families without parking for each dwelling unit. He does not want to see this happen on any other lot in the neighborhood.

There was no testimony in opposition.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

March 19, 2003

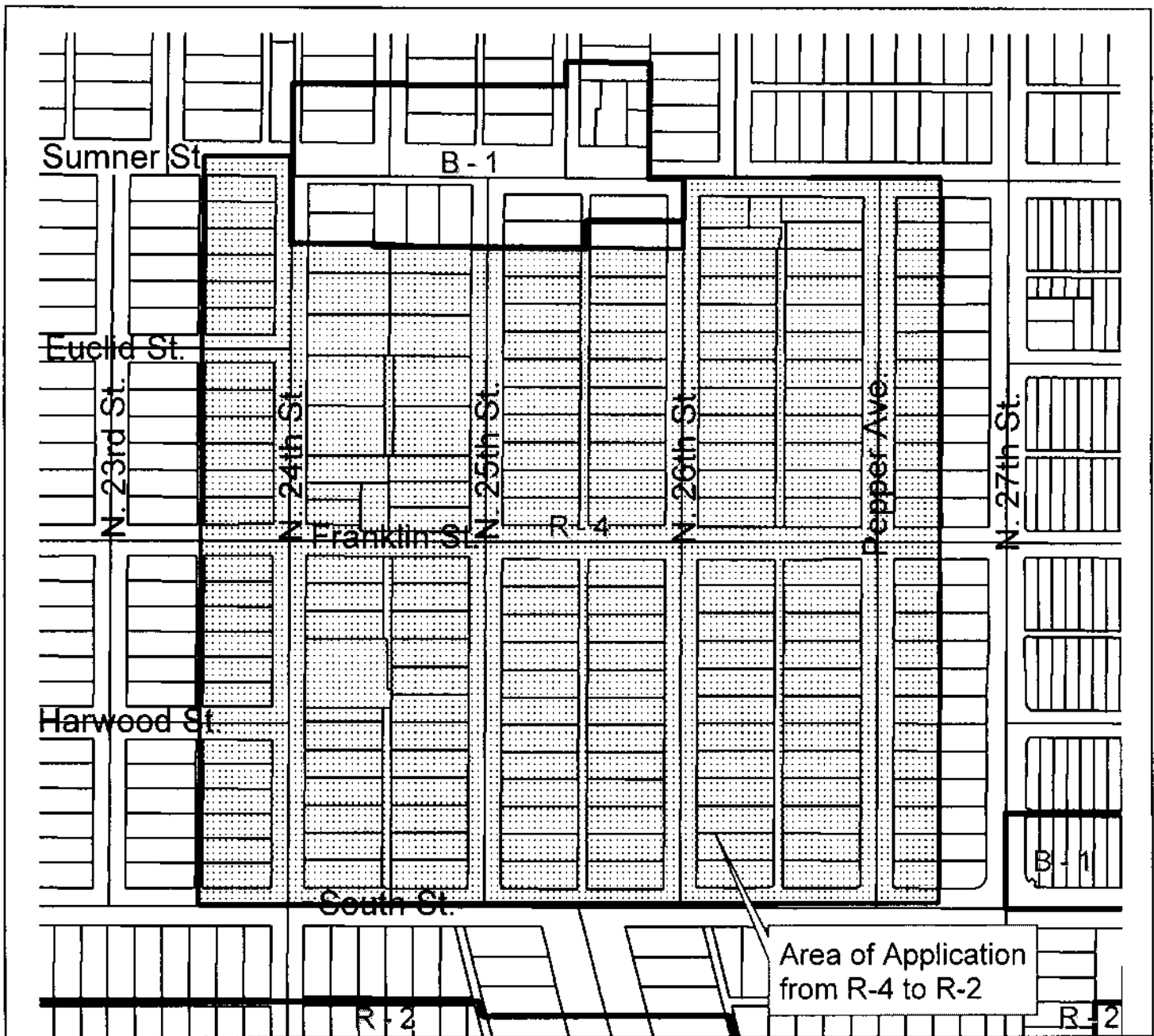
Bills-Strand moved approval, seconded by Taylor and carried 9-0: Larson, Krieser, Bills-Strand, Carlson, Newman, Taylor, Steward, Duvall and Schwinn voting 'yes'.



Change of Zone #3397
S. 27th & South St.



011



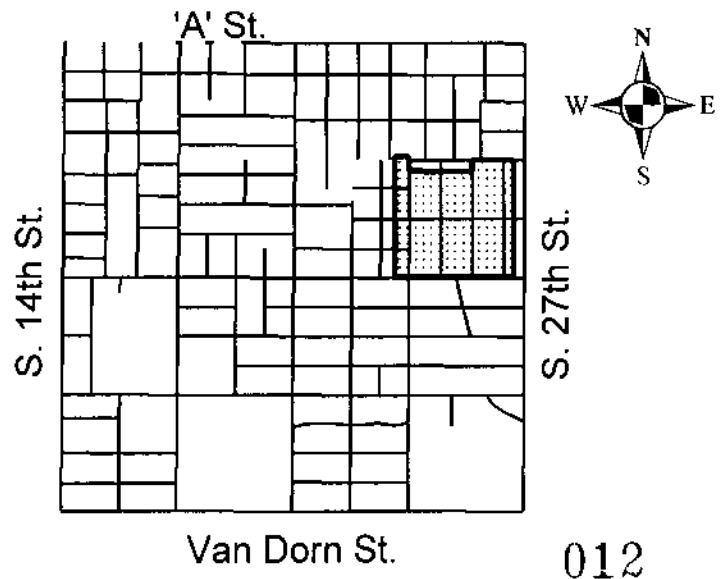
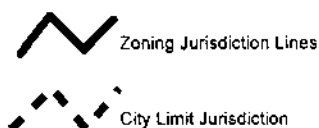
Change of Zone #3397

S. 27th & South St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T10N R6E



012

LAW OFFICES OF

BAYLOR, EVNEN, CURTISS, GRIMIT & WITT, L.L.P.

SUITE 1200, 206 SOUTH 13TH STREET
LINCOLN, NEBRASKA 68508-2077

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WALTER E. ZINK, II
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DALLAS D. JONES
JILL GRADWOHL SCHROEDER
DAVID A. DUDLEY
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DAVID D. ZWART

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RETIRED
JOHN R. BAYLOR

OF COUNSEL
J. ARTHUR CURTISS

February 20, 2003

City of Lincoln
Planning Commission
555 South 10th Street
Lincoln, NE 68508

Dear Members:

I am enclosing an application to modify the zoning of the residential aspect of the Franklin Heights Landmark District from R4 to R2. Simply put, this effort is driven by the desire of residents of this Landmark District to protect and preserve this historic area and the investment that they have made in it. This proposed modification will make the applicable zoning more consistent with the purpose of the Landmark designation—preserving the integrity of this historically significant area—and more consistent with its present and highest use. The feedback received thus far from the vast majority of the residents is that this is something they desire and is a factor in their decision to make further investment in their residences located in this important Landmark District.

Thank you for your consideration.

Sincerely,

Dallas D. Jones
e-mail: djones@baylorlaw.com

ddj/klb

- Enc. 1. Application and attachments
2. Draft in the amount of \$290

FEB 20 2003

013

LEGAL DESCRIPTION

Including all of the following six additions:

Franklin Heights Addition, Franklin Heights 1st Addition, Devoe Stewart & Smith Subdivision, Honeywell Place, Rivetts Addition, and Rivetts Replat; except lots 9-13; and portions of the following additions, as described:

Franklin Heights Replat: Block 1, Lots 13 through 24; Block 6, Lots 13 through 24; and all of Block 7, except lots 1, 2, 23 and 24

College Summit Addition: Block 1, Lots 1 through 6; Block 4, Lots 1 through 6;

Ames Subdivision: Block 1, Lots 1 through 6; Block 4, Lots 1 through 6;

and the following irregular tracts in the north half of Section 36, Township 10, Range 6

East: Lot 46 I.T., Lot 57 I.T., Lots 63-67 I.T.;

all in Lincoln, Lancaster County, Nebraska.

20 2003

014



Edward Zimmer
03/07/03 10:33 AM

To: Abigail P Davis/Notes@Notes
cc:
Subject: Franklin Heights

FYI

----- Forwarded by Edward Zimmer/Notes on 03/07/03 10:30 AM -----



"Dallas D. Jones"
<djones@baylorlaw.co
m>

To: <ezimmer@ci.lincoln.ne.us>
cc:
Subject: Franklin Heights

03/06/03 12:38 PM

Ed:

The numbers are slightly different than what I reported this am. I omitted one petition that was not signed because the individual didn't care. So, my letter to you will report that we received responses from 125, of which 120 were supportive, 4 opposed and 1 didn't care. Thus, 96% of the property owners in the neighborhood who responded are supportive. Not bad. By my count, there are about 171 properties, but I may be off by a few. In any event, we know for certain that at the very least, 70% of the property owners are supportive. The number may be higher but we just don't have the responses from everyone to know.

Let me know if there is anything else you need from me.

Dallas

To communicate with sender:

Dallas D. Jones
Baylor, Evnen, Curtiss, Grit & Witt, L.L.P.
206 South 13th Street, Suite 1200
Lincoln, NE 68508-2077

Telephone: 402/475-1075
Facsimile: 402-475-9515

e-mail: djones@baylorlaw.com
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March 11, 2003

1745 S. 25th St.
Lincoln, NE 68502

Lincoln-Lancaster County Planning Commission
555 S. 10th Street, Suite 213
Lincoln, NE 68508

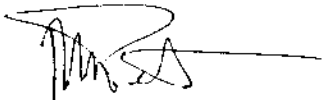
To Whom It May Concern:

Re: Change of Zone No. 3397
S. 27th St. & South St. R-4 to R-2

We own a single family home in the area covered by this request for Change of Zone. We have lived in this same home for 26 years and have seen the slow conversion of multiple family dwellings back to single family home. This positive conversion has enhanced the pride of home ownership in this area. However, there are many multiple family dwellings remaining in this area.

We encourage you to approve this Change of Zone and help to slowly reduce the number of apartments that still exist in this area.

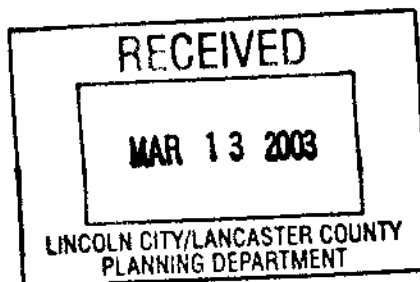
Sincerely yours,



Robert W. Peters



Mary Helen Peters



IN SUPPORT

ITEM NO. 3.2: CHANGE OF ZONE NO. 3397
(p.47 - Public Hearing - 3/19/03)



Jean L Walker

03/11/2003 11:27 AM

To: "Mercier, John" <John.Mercier@LMBerry.com>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Edward
Zimmer/Notes@Notes, Marvin S Krout/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Franklin Heights Neighborhood Down Zoning

Thank you for your comments. A copy will be distributed to the Planning Commission prior to the public hearing scheduled for March 19th, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Mercier, John" <John.Mercier@LMBerry.com>



"Mercier, John"
<John.Mercier@LMBerry.com>

03/11/2003 11:24 AM

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: Franklin Heights Neighborhood Down Zoning

I am writing in support of the proposed down zoning (#3397) of the Historic Franklin Heights neighborhood. As we have seen in other sections of the Near South Neighborhood, the continuing trend is to deconvert and bring these historic homes back to single family dwellings. These changes that the home owners have already made should be recognized by the Planning Department and the zoning appropriately changed to R-2.

Thank you for continued (unanimous) support.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, proprietary, and/or privileged material. Any review, retransmission, dissemination, or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you receive this in error, please contact the sender and delete the material from all computers.



Jean L Walker

03/12/2003 02:47 PM

To: "Paul Krutak, Jr." <pkrutakjr@hotmail.com>
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Ray F Hill/Notes@Notes, Edward
Zimmer/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: In Support of Change of Zone #3397

Thank you for your comments. A copy will be distributed to the Planning Commission prior to the public hearing, which is scheduled for March 19, 2003, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Paul Krutak, Jr." <pkrutakjr@hotmail.com>



"Paul Krutak, Jr."
<pkrutakjr@hotmail.co
m>

03/12/2003 02:39 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: In Support of Change of Zone #3397

Dear Lincoln-Lancaster County Planning Department:

I want to add my voice to what will undoubtedly be many others in support of CZ #3397 which is a request to change the zoning of the Franklin Heights Historic District (South to Sumner/24th to Pepper) from R-4 to R-2.

I don't want to take a lot of your time with all the reasons I think this is a good idea, as they are very similar to those I mentioned several months ago about another change of zone request (for the Mt. Emerald district which was successfully downzoned to R-2).

In short, as more and more historic neighborhoods, especially the Near South, have homeowners renovating and restoring older homes, and changing from multi- to single-family dwellings, it makes sense to protect their investments with zoning that better fits what is going on in these areas. Although I don't live in the Franklin Heights district, I live nearby and it's great to see that we have another chance to enact zoning that follows the Comprehensive Plan.

Sincerely,

Paul Krutak, Jr.
1521 South 20th St.
Lincoln, NE 68502
(402) 474-3474

IN SUPPORT

ITEM NO. 3.2: CHANGE OF ZONE NO. 3397
(p.47 - Public Hearing - 3/19/03)



Jean L Walker

03/12/2003 10:57 AM

To: mwatt@lps.org
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, glims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Edward Zimmer/Notes@Notes, Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Franklin Heights Downzoning

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing, which is scheduled for March 19, 2003, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
mwatt@lps.org



mwatt@lps.org

03/12/2003 10:44 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Franklin Heights Downzoning

Dear Planning Commission members:

Re: Downzoning of the Franklin Heights area

This message is to ask for your support for the rezoning of the Franklin Heights area to R2 status. This will help to protect the strides made in protecting and revitalizing this historic neighborhood area, and provide the area with a zoning status that is appropriate for its character and encourage single-family usage of the homes there.

Having grown up in the Detroit area, I am well acquainted with the problems of developing the suburban areas and allowing the central areas of the city to deteriorate. Please take this action to help preserve an important central section of the city, the Franklin Heights area.

Sincerely

Mark Watt
Near South Neighborhood Association
Board Member

Lincoln-Lancaster County Planning Department
555 South 10 Street Room 213
Lincoln, NE 68508

March 13, 2003

Dear Planning Commission Members:

I am writing to express my support for Change of Zone #3397 in the Franklin Heights Landmark District.

The Franklin Heights Landmark District is predominately comprised of single-family homes. A change of zone from R4 to R2 more accurately reflects the current land use and better protects the investment that area homeowners have made in purchasing and restoring their homes.

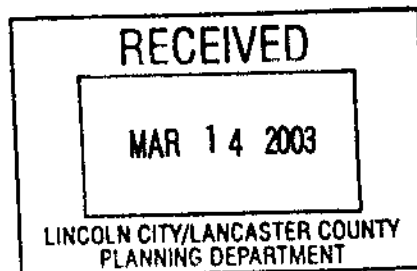
Please vote in support of Change of Zone #3397 at your upcoming meeting on March 19, 2003.

Thank you for your consideration.

Sincerely,



Matt Skretta
1233 South 24 Street



IN SUPPORT



Jean L Walker

03/17/2003 07:44 AM

To: SKZIERS@aol.com
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, gilms@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: FRANKLIN HEIGHTS DOWNZONING

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing, which is scheduled for Wednesday, March 19th, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
SKZIERS@aol.com



SKZIERS@aol.com

03/16/2003 09:42 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: FRANKLIN HEIGHTS DOWNZONING

Dear Lincoln-Lancaster County Planning Commission,

This Wednesday, March 19th at 1:00 p.m. you will hear requests from the Franklin Heights residents of the Near South tNeighborhood to downzone our Franklin Heights from R4 to R2- CZ#3397.

I hope you will approve this request. I and my husband, George Roberds have lived at our home at 1719 So 25th, the middle of the Franklin Heights, for the past 18 years. We thoroughly enjoy our neighborhood and have had made, and will continue to make significant improvements to our home. Currently we are replacing our foundation. I believe that says a lot for the strength of our conviction and faith in the future of the Franklin Heights.

A future of individual family homes with a history of architectural diversity.

Please help me and my neighbors make Franklin Heights a nicer place to live.

Sincerely,
Sharon Ziers



Jean L Walker

03/17/2003 07:39 AM

To: Quentin Faulkner <qfaulkner1@unl.edu>
 cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, glims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
 Subject: Re: CZ#3397: Franklin Heights Landmark District

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing, which is scheduled for Wednesday, March 19th, at 1:00 p.m.

--Jean Walker, Administrative Officer
 City-County Planning Department
 441-6365
 Quentin Faulkner <qfaulkner1@unl.edu>



Quentin Faulkner
 <qfaulkner1@unl.edu>

03/14/2003 11:18 AM

To: plan@ci.lincoln.ne.us
 cc:
 Subject: CZ#3397: Franklin Heights Landmark District

To: the Lincoln-Lancaster County Planning Commission
 re: Franklin Heights Historic District

We would like to express our support for CZ #3397, to rezone the Franklin Heights Landmark District from R4 to R2. This rezoning will protect a significant part of Lincoln's architectural heritage. It will also guard the investments people have made purchasing and restoring the homes in that district, and will encourage further investment in the area. The rezoning not only preserves our community heritage, but also makes good economic sense. We encourage you to pass this legislation.

Very truly yours,

Quentin and Mary Murrell

Faulkner

1505 A Street
 Lincoln, NE 68588-0100



Jean L Walker

03/17/2003 07:36 AM

To: David Witters <dwitters@madonna.org>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: CZ #3397

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing, which is scheduled for Wednesday, March 19th, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
David Witters <dwitters@madonna.org>



David Witters
<dwitters@madonna.org>

03/14/2003 09:01 AM

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: CZ #3397

Dear Planning Directors:

I strongly support the change in zone #3397 for the Franklin Heights Historic District. The current R-4 zoning is not appropriate for this neighborhood, which was built primarily as single family homes. Changing the zoning will help preserve the integrity of this historic area and these beautiful homes, a City Landmark District since 1995, by adding stability to an already strong neighborhood.

Furthermore, by protecting this neighborhood from unnecessary conversion to more intense uses, you will encourage preservation and revitalization without spending any tax dollars, which makes good sense in these trying economic times. This is good public policy. Please support this zoning change.

David Witters
1908 C Street
Lincoln, NE 68502



Jean L Walker

03/17/2003 08:54 AM

To: "khiggins" <khiggins@neb.rr.com>

cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)

Subject: Re: Franklin Heights Zoning Change

Thank you for your comments. This application is scheduled for public hearing before the Planning Commission on Wednesday, March 19, at 1:00 p.m. A copy of your comments will be distributed to the Planning Commission members prior to the public hearing. This application will then advance to the City Council for another public hearing after the Planning Commission has made a recommendation and your comments will also be a part of the record submitted to the City Council.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
"khiggins" <khiggins@neb.rr.com>



"khiggins"
<khiggins@neb.rr.com>
>

To: <plan@ci.lincoln.ne.us>

cc:

Subject: Franklin Heights Zoning Change

03/17/2003 08:34 AM
Please respond to
"khiggins"

City Council.

As residents of the Franklin Heights neighborhood, my wife and I would like to express my support for the proposed zoning change CZ#3397.

Established neighborhoods like ours are the heart of our city's character. Whenever we travel to a new city or town we always admire the old houses there and care to which they are maintained is the first indication we get as to the attitude of the city's planners and their vision of what their community should strive to preserve.

Preservation is what it's all about and to fail in this area is to invite urban decay. A city will literally rot from within as home buyers move to the edges of town to escape the rundown look of the older homes.

One major source of this blight is non-resident owners who have no vested interest in the neighborhoods their rental homes are in. Simply put, they own those properties because of the lure of money. They can buy an old, two story house, split it into two or more apartments and couldn't care less what effect the increase in population density, changes in facades or lack of care and maintenance have on the neighbors or neighborhood.

This zoning change addresses these problems and is long over-due in our opinion. Our house is between a duplex on one side and a rental on the other. Parking is already a problem and we are fearful the land lord of the single rental will decide to duplex it out in the future if something isn't done. This would seriously degrade our property value as well as further degrade the character of our neighborhood.

We implore you to vote for this zoning change and go on record as being pro-community. Thank you.

Kelly and Pam Higgins
1927 South 26th St.



Jean L Walker

03/17/2003 02:55 PM

To: "Nanne K. Olds" <nko@nebrwesleyan.edu>
cc: jcc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Support Franklin Hts Downzone: CZ#3397

Thank you for your comments. A copy will be distributed to the Planning Commission prior to the public hearing, which is scheduled for Wednesday, March 19, 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Nanne K. Olds" <nko@nebrwesleyan.edu>



"Nanne K. Olds"
<nko@nebrwesleyan.edu>
du>

03/14/2003 04:11 PM

To: plan@ci.lincoln.ne.us
cc:
Subject: Support Franklin Hts Downzone: CZ#3397

Dear Planning Department,

We are writing to express our support for CZ #3397 - the downzoning of the Franklin Heights Historic District from R4 to R2. This neighborhood, of which we are residents, is primarily comprised of single-family homes. It is a wonderful neighborhood where "block" parties are given (the street is closed off and all the neighbors on the street, plus those near by, gather to share food and conversation). The Comprehensive Plan calls for retaining existing predominately single-family blocks and neighborhood character. It also calls for discouraging extensive conversion to more intensive uses, and encouraging deconversion back to single-family uses. Thus, downzoning this neighborhood supports the goal of the Comprehensive Plan. Since the Franklin Heights Landmark District exists today as a predominantly single-family area, R2 zoning would more closely match the actual use of this area. It's better for the homeowners and the community to rezone this area R2. It will encourage owners to care for and to invest in these properties, and will increase property values and hence property taxes.

We and over 95% of our neighbors have signed petitions supporting CZ #3397!!! Please help us by approving this downzoning. We support CZ #3397!

Marshall and Nanne Olds
1901 South 25th Street
Lincoln, NE 68502



Jean L Walker

03/18/2003 09:22 AM

To: Mark van Roojen <mvr1@earthlink.net>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, gliims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Franklin Heights Historic District

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing, which is scheduled for March 19 at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Mark van Roojen <mvr1@earthlink.net>



Mark van Roojen
<mvr1@earthlink.net>

03/18/2003 09:22 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: Franklin Heights Historic District

Dar planners,

I'm writing in support of the proposal to rezone the Franklin Heights Historic District to R-2 to help protect it from development inconsistent with its current character. I live on 23rd Street outside the district in an older home, likely built in 1914 or 1915. We have been working steadily on this house to try and restore it to a condition which is more in keeping with its original design ever since we bought it 7 years ago. While we are never going to make any money on our project - much of what we have done effects the safety and integrity of the building without much effecting its market value - we have found it worth it because of the aesthetic character of the house and the neighborhood. Eventually we are hoping to get to restoring the exterior of the house, probably to the great relief of some of our neighbors.

We very much hope that the neighborhood maintains its current character. Homes like these are not being built anymore, and a good number are destroyed each year. We're hoping that by changing the zoning nearby at least that part of the neighborhood would stand a better chance of being preserved. In fact we would welcome a similar zoning change for our house and our street.

Thank you for your kind attention.

Mark

Mark van Roojen
1835 South 23rd Street
Lincoln, NE 68502
(402) 4383724 (h)
Webpage: www.geocities.com/mvr1.geo/

or www.mvr1.com



Jean L Walker

03/18/2003 12:53 PM

To: "John Spomer" <john@penlink.com>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Support for CZ #3397

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to tomorrow's public hearing, March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
"John Spomer" <john@penlink.com>



"John Spomer"
<john@penlink.com>

03/18/2003 12:41 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Support for CZ #3397

Dear Committee Members:

As a new residence to the Franklin Heights Historic District and as an advocate for preservation, I ask for your support for CZ #3397. The Franklin Heights Historic District has unique collection of turn of the century homes with architectural aspects that can not be replaced. The zoning should be changed to R2 to match the area's historic status. An R2 designation will also provide incentives for its residents to invest in the preservation of these properties which will improve the character of the neighborhood.

Regards,

John Spomer

1826 So. 26th St.

Lincoln, NE 68502



Jean L Walker

03/18/2003 01:29 PM

To: "Pam" <pam@primesites.org>

cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)

Subject: Re: I support Franklin Heights Rezoning

Thank you for your comments. A copy will be distributed to the Planning Commission prior to the public hearing scheduled for March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Pam" <pam@primesites.org>



"Pam"

<pam@primesites.org>

03/18/2003 01:26 PM

To: <plan@ci.lincoln.ne.us>

cc:

Subject: I support Franklin Heights Rezoning

To City Planning: I wish to show my support in favor of CZ #3397, the proposed rezoning of the Franklin Heights neighborhood from R-4 to R-2.

Thank you,

Pam Manske
1832 S. 24th Street
Lincoln, NE 68502

402/438-6050

Outgoing mail is certified Virus Free.

Checked by AVG anti-virus system (<http://www.grisoft.com>).

Version: 6.0.462 / Virus Database: 261 - Release Date: 3/13/2003



Jean L Walker

03/18/2003 01:31 PM

To: PWilliams <pwilliams@secmut.com>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes, Edward Zimmer/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Support for CZ #3397

Thank you for your comments. A copy will be distributed to the Planning Commission members prior to the public hearing scheduled for Wednesday, March 19, 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
PWilliams <pwilliams@secmut.com>



PWilliams
<pwilliams@secmut.com>
m>

03/18/2003 01:27 PM

To: "plan@ci.lincoln.ne.us" <plan@ci.lincoln.ne.us>
cc:
Subject: Support for CZ #3397

March 18, 2003

Ladies and Gentlemen:

I have been a resident of the Franklin Heights Landmark District since 1984.

I am strongly in support of the proposed zoning change from R4 to R2 for this area of our city.

I was attracted to this neighborhood because of its special blend of old houses and mature trees. During nineteen years in my home I have had the good fortune to enjoy friendly relationships with neighbors on all sides, some are homeowners and some are renters.

R2 zoning would be more conducive to preservation of the historic use of most of the houses as single-family dwellings. The saddest thing I see in the area is when a house needs some renovating and is bought by an absentee landlord who doesn't care about the neighborhood and allows the property to continue to run down and decay.

I urge you to please vote in favor of CZ #3397.

Thank you very much for your consideration and your concern for my neighborhood.

Patricia K. Williams
1810 S. 25th Street
Lincoln, NE 68502



Jean L Walker

03/18/2003 03:37 PM

To: "Deb Andrews" <deb.andrews@alltel.net>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Franklin Heights Landmark District

Thank you for your comments. A copy will be distributed to the Planning Commission members at the public hearing scheduled for tomorrow, Wednesday, March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Deb Andrews" <deb.andrews@alltel.net>



"Deb Andrews"
<deb.andrews@alltel.net>

03/18/2003 03:35 PM

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Franklin Heights Landmark District

To Whom it may concern:

I am writing to you in regards to the rezoning request for the Franklin Heights Landmark District (CZ #3397). As a homeowner in the area (1827 So 26th St) and as a real estate agent for Home Real Estate, I have quite a bit of interest concerning this request.

As a homeowner, I love the fact that I live in an area surrounded by beautiful, old homes. I also like the fact that the designated "landmark district" protects the fact that these homes will remain intact and that homeowners can feel some level of protection in regards to their restoration and investments of their properties. A zoning of R2 would more closely match the landmark district decision, it would also help to preserve our community history.

As a real estate agent, I see many people who recognize the value and significance of these homes. Many people understand that they are able to buy more house for the money in the older neighborhoods than they can in many of the newer subdivisions. In addition, many of the newer homes lack the character that the older homes have. By preserving these neighborhoods, and encouraging deconversion of the multi-family homes back to single family homes, we will create an even more desired area of interest for many people.

I feel that the request for a zoning change from R4 to R2 makes perfect sense for this neighborhood. After all, it's the neighborhoods like this one, that make the Heart of Lincoln such a great place to call home. Thank you.

Sincerely,

Debra Andrews
1827 So 26th St
Lincoln, Ne 68502

IN SUPPORT

ITEM NO. 3.2: CHANGE OF ZONE NO. 3397
(p.47 - Public Hearing - 3/19/03)



Jean L Walker

03/19/2003 08:12 AM

To: TimDFrancis@aol.com

cc: jcc@navix.net, sduvall@neced.org, PattenNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S
Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)

Subject: Re: Franklin Heights downzoning

Thank you for your comments. A copy will be distributed to the Planning Commission members at the public hearing today, March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
TimDFrancis@aol.com



TimDFrancis@aol.com

03/19/2003 06:07 AM

To: plan@ci.lincoln.ne.us

cc: ezimmer@ci.lincoln.ne.us

Subject: Franklin Heights downzoning

March 19th, 2003

Dear Planning Commissioners

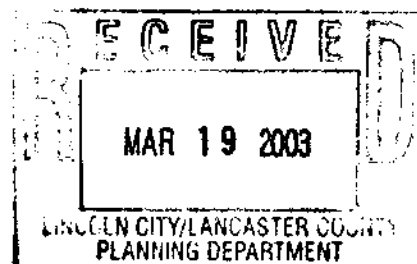
I'd like to offer my support to the proposal to downzone the portion of Lincoln known as the Franklin Heights Landmark District. I've been a realtor for fifteen years, specializing in homes and investment properties in Lincoln's core neighborhoods. It's been my consistent experience that the presence of a landmark district and it's guidelines leads to more economic and intrinsic value. This in turns leads to more owner occupants and greater reinvestment in the neighborhood. Rezoning the neighborhood to reflect this actual use is a natural evolution.

Not only do homeowners reap greater property values, investors find that their properties attract more desirable tenants, require less effort to manage and gain greater value. Investors are slow to acknowledge these gains, often times not have the patience to view the long term benefit of some of these subtle chances. They learn differently when they choose to sell and cash out.

There will be opponents who make reference to "government taking" of their allowed density. Wasn't it government that granted a "giving" when the density was increased? This is merely a corrective measure that accurately reflects the prevalent and appropriate use of the property.

Sincerely

Tim Francis
2511 T. St.



031



Jean L Walker

03/19/2003 08:11 AM

To: "Evelyn Haller" <EHaller@doane.edu>
cc: Marvin S Krout/Notes@Notes, jcjc@navix.net, sduvall@neded.org,
PatteNewman@neb.rr.com, schwinn.hm@prodigy.net,
csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes,
gdkrieser@yahoo.com, mbills@woodsbro.com,
roger.larson@wellsfargo.com, Edward Zimmer/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: support for CZ#3397

Thank you for your comments. A copy will be distributed to the Planning Commission members at the public hearing today, March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
"Evelyn Haller" <EHaller@doane.edu>



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<EHaller@doane.edu>

03/19/2003 05:43 AM

To: <plan@ci.lincoln.ne.us>
cc: "Evelyn Haller" <EHaller@doane.edu>
Subject: support for CZ#3397

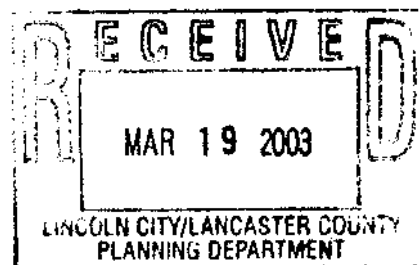
To the Lincoln-Lancaster County Planning Dept:

I am writing in support of CZ#3397. I have lived in my house at 1735 South 25th Street for 33 years. When we bought the Homer Virgil Martin House in 1968, the area was red-lined by Lincoln banks in part because it was on the north side of South Street. The price was then \$25,600. Within the past year my house was appraised at over \$212,000. I have made a considerable investment in the house on repairs, maintenance and improvements to the kitchen; and I have observed many of my neighbors engaged in similar activities.

The Franklin Heights Landmark District offers the advantage of city living without the constraints of suburban housing. Each of these houses bespeaks aspects of the history of Lincoln and should be protected from the greed of multi-plex developers who, as the neighborhood suggests and indeed the Near South demonstrates, haven't been able to see or care beyond beyond the fast buck. The structures thrown up in the 1960s and 1970s have not aged gracefully beyond the 20 years for which they which designed, and they have contributed to street congestion because of their lack of off-street parking.

I urge you to maintain the quality of life the Franklin Heights Landmark District offers the state capital and seat of the University of Nebraska. Once old houses of substance are lost, they cannot be replaced by comparable structures of historic value; and the City of Lincoln is diminished by the loss.

Evelyn Haller



IN SUPPORT

ITEM NO. 3.2: CHANGE OF ZONE NO. 3397
(p.47 - Public Hearing - 3/19/03)



Jean L Walker

03/19/2003 08:10 AM

To: TimDFrancis@aol.com
cc: jcjc@navix.net, sduvall@neced.org, PatteNewman@neb.rr.com, schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean L Walker/Notes@Notes, gdkrieser@yahoo.com, mbills@woodsbro.com, roger.larson@wellsfargo.com, Marvin S Krout/Notes@Notes, Edward Zimmer/Notes@Notes, Ray F Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: Franklin Height Downzoning

Thank you for your comments. A copy will be distributed to the Planning Commission members at the public hearing today, March 19, at 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
TimDFrancis@aol.com



TimDFrancis@aol.com

03/18/2003 09:09 PM

To: plan@ci.lincoln.ne.us
cc: ezimmer@ci.lincoln.ne.us
Subject: Franklin Height Downzoning

March 18th, 2003

Dear Planning Commissioners:

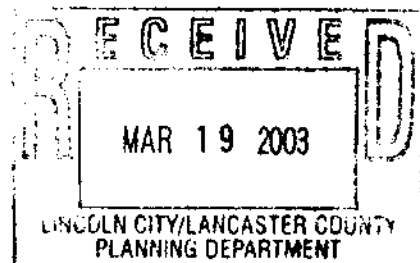
I'd like to offer my support to the proposal to downzone the portion of Lincoln known as the Franklin Heights landmark district. I've been a realtor for fifteen years, specializing in homes and investment properties in Lincoln's core neighborhoods. It's been my consistent experience that the presence of a landmark district and it's guidelines leads to more economic value. This in turns leads to more owner occupants and great reinvestment in the neighborhoods. Rezoning the neighborhood to reflect this actual use is a natural evolution.

Not only do homeowners reap greater property values, investors find that their properties attract more desirable tenants, require less effort to manage and gain greater value. Investors are slow to acknowledge these gains, often times not having the patience to view the long term benefit of some of these subtle changes. They learn differently when they choose to sell and cash out.

There will be opponents who make reference to "governmental taking" of their density. Wasn't it government that granted a "giving" when the density was increased? This is merely a corrective measure that accurately reflects the prevalent and appropriate use of the property.

Sincerely

Tim Francis
2511 T. St.
Lincoln NE. 68503



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Jean L Walker

03/19/2003 10:43 AM

To: "Peter A Bleed" <pbleed1@unlnotes.unl.edu>
cc: jcjc@navix.net, sduvall@neded.org, PatteNewman@neb.rr.com,
schwinn.hm@prodigy.net, csteward1@unl.edu, giims@radiks.net, Jean
L Walker/Notes@Notes, gdkrieser@yahoo.com,
mbills@woodsbro.com, roger.larson@wellsfargo.com, Edward
Zimmer/Notes@Notes, Marvin S Krout/Notes@Notes, Ray F
Hill/Notes@Notes, (bcc: Jean L Walker/Notes)
Subject: Re: SUPPORT for CZ #3397

Thank you for your comments. A copy will be distributed to the Planning Commission members at the public hearing today, March 19, 1:00 p.m.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Peter A Bleed" <pbleed1@unlnotes.unl.edu>



"Peter A Bleed"
<pbleed1@unlnotes.unl.edu>

03/19/2003 10:34 AM

To: plan@ci.lincoln.ne.us
cc:
Subject: SUPPORT for CZ #3397

Dear Commissioners,
I sincerely hope that you will support the Near South Neighborhood
Association's attempt to preserve the historic, family quality of the
Franklin Heights Local Landmark District.
Thank you
Peter Bleed
1315 North 37th
Lincoln, NE 68503